

Permit Number: 25-05074-01
 Address: 890 W 5TH AVE

Project Description: 5-story Multi-Family - Whiteaker Commons

Application Type:	Commercial	Status:	Issued
Scope of Work:	New Apt Bldg (3+ units)	Zoning:	Community Commercial District
Map:	17-03-31-22	Tax Lot:	03501
Subdivision:	Packards Addition	Addition:	to Eugene
Lot:	4 & 5	Block:	
Date Received:	07/31/25	# Bedrooms:	134
Commitment Date:	09/19/25	# Dwelling Units:	0
Ready to issue as of:	11/12/25	In Flood Plain:	
Project Coordinator:	Kandra Hostetler	Phone:	541-682-5237
		Sign Standards:	

BUILDING CHARACTERISTICS

Construction Types:	3BS	Construction Type Comments:	
OccupancyTypes:	R2 OSSC B S1 S2 Parking Garage (Open)	Occupancy Type Comments:	Level 1 = 95; Levels 2-5 = 62 each thus 343 occs - ksh
Occupancy Load:	343	Separated Building:	No
Fire Sprinklers:	Yes Required NFPA13		
Fire Alarms:	Yes Required		
Building Area:	73889	Number of Stories:	5

Comment:

Floor Areas (sq ft):	Floor	Existing Floor Area	New Floor Area	Total Area
	1st Floor	0	14993	14993
	2nd Floor	0	14724	14724
	3rd Floor	0	14724	14724
	4th Floor	0	14724	14724
	5th Floor	0	14724	14724

Existing floor area may not be shown.

CONTRACTOR DATA

Type	Contractor
Building	MEILI CONSTRUCTION
Electric	SUPERIOR ELECTRIC & CONSTRUCTION
Mechanical	COMFORT FLOW HEATING COMPANY LLC
Plumbing	TWIN RIVERS PLUMBING INC
Primary Contact	MAGEE MIKE

PLAN REVIEW SUMMARY

Plan review data displayed is the most current for each review. The applicant will receive notification of all issues needing additional information after all reviews on a project have been completed.

Supplemental Information (SI) can be submitted prior to or after permit issuance. If you have any questions regarding your project, contact KSHostetler at 541-682-5237 or send email to kandra.s.hostetler@ci.eugene.or.us. Also note that some reviews (i.e., fire alarms, fire sprinklers) are deferred submittals and will be reviewed after original permit(s) have been issued.

Status Definitions

- Pending = Review has not been started
- Review = Under review
- Waiting = Review for individual review has been completed, waiting for a response
- External Wait = All reviews for project have been completed, waiting for a response
- Approved = Review has been approved
- Information = Information only, review not approved
- Denied = Project cannot be approved as submitted

For information regarding the review of your project or the commitment date for completion of review, please contact your project coordinator, KSHostetler, at kandra.s.hostetler@ci.eugene.or.us or by phone at 541-682-5237.

Plan Review	Status	Review Completion Date
Project Coordination, Application Submittal	External Wait Time	09/18/25
Pre Issuance Coord, Pre Issuance SI	Approved	11/12/25
Post Issuance Coord, Post Issuance SI	Approved	03/30/26
Deferred Coordination, Deferred Submittal	Waiting for info	03/13/26
Building, Application Submittal	Waiting for info	10/13/25
Building, Pre Issuance SI	Information	10/13/25
Building, Post Issuance SI	Approved	02/02/26
Structural, Application Submittal	Waiting for info	09/11/25
Structural, Pre Issuance SI	Approved	11/07/25
Structural, Post Issuance SI	Waiting for info	03/05/26
Structural, Deferred Submittal	Approved	01/14/26
Mechanical, Application Submittal	Waiting for info	09/11/25
Mechanical, Pre Issuance SI	Information	10/13/25
Electrical, Application Submittal	Approved	09/08/25
Plumbing, Application Submittal	Approved	08/20/25
Plumbing, Post Issuance SI	Approved	01/21/26
Zoning, Application Submittal	Waiting for info	09/05/25
Zoning, Pre Issuance SI	Approved	10/08/25
Public Works, Application Submittal	Waiting for info	09/17/25
Public Works, Pre Issuance SI	Approved	11/04/25
Public Works, Post Issuance SI	Information	02/03/26
Stormwater Standards, Application Submittal	Waiting for info	09/17/25
Stormwater Standards, Pre Issuance SI	Approved	03/30/26
Stormwater Standards, Post Issuance SI	Approved	03/30/26
SDC, Application Submittal	Approved	09/17/25
SDC, Pre Issuance SI	Approved	11/21/25
SDC, Post Issuance SI	Information	02/03/26
Fire Marshal, Application Submittal	Waiting for info	09/18/25
Fire Marshal, Pre Issuance SI	Approved	10/09/25
Fire Marshal, Post Issuance SI	Approved	03/19/26
Erosion Prevention, Application Submittal	Approved	11/03/25
Emergency Generator, Deferred Submittal	Waiting for info	03/12/26
Fire Sprinkler Plans, Deferred Submittal	Waiting for info	03/12/26

PERMITS AND INSPECTIONS

Permit Type	Status	Issued Date	Expiration Date	Completion Date
Building	Active	12/01/25	03/28/27	
Inspection	Result	Inspected	Inspector	Comment
103 Footing	Cancelled	03/02/26	IVRUser	
103 Footing	Reviewed	03/04/26	AEParrish	Rebar footing inspection for grid lines A-G and 1-14.1 ok pending SPI, this includes depend section that will be next to the utility vault in NE corner as shown on sheet S500 detail 6.
103 Footing	Reviewed	03/18/26	AEParrish	Rebar inspection for footings/grade beams for grid lines G-P.1 and 1-14.1 ok pending SPI, including depend section on S.E. corner of project.
103 Footing	Needed			
105 Elec Rebar Ground	Reviewed	03/26/26	AEParrish	One grounding rebar tagged.
105 Elec Rebar Ground	Needed			
108 Foundation	Reviewed	01/28/26	FKamroyev	Elevator walls appeared ok; need SPI report and pictures for elevator pad poured w/o city inspection. And need soils report prior to next inspection. Spoke w/ GC Scott.
108 Foundation	Reviewed	03/26/26	AEParrish	Rebar inspection for SOG (detail #9, sheet S500) from grid lines A-D, and 1-14 on North side of project ok pending SPI.
108 Foundation	Reviewed	04/02/26	AEParrish	Rebar inspection for SOG (detail #9, sheet S500) from grid lines D-O, and 1-14 on South side of project ok pending SPI.
108 Foundation	Needed			
109 Foundation Drain/Waterproofing	Reviewed	04/02/26	AEParrish	4-inch perf pipe around perimeter of structure (grid lines A-D, and 1-14).
109 Foundation Drain/Waterproofing	Needed			
116 Underfloor Insulation	Reviewed	04/02/26	AEParrish	Bottom 16 inches of slab edge insulation on north half of project (grid lines A-D, and 1-14).
116 Underfloor Insulation	Needed			
118 Framing	Needed			
119 Exterior Shearwall	Reviewed	04/02/26	AEParrish	Above ground shear wall at SW corner of project (grid lines P-1) with embed plates, sheet S511 detail #5 ok pending SPI.
119 Exterior Shearwall	Needed			
129 Interior Shearwall	Needed			
120 Wall/Vault Insulation	Needed			
130 Lath or Dry Wall	Needed			
131 Firestop Assemblies	Needed			
124 Final Insulation	Needed			
146 Fire Sprinklers	Needed			
144 Emergency Generator	Needed			
153 Water/Hydrant System	Reviewed	01/12/26	ATBrushett	6 inch underground OK to cover up to about 6ft from the vault. Vault still needs to be set. hydro flush and flow still needed

	153 Water/Hydrant System	Needed			
	143 Fire Regulation	Needed			
	150 Landscaping	Needed			Verify landscaping and irrigation.
	919 Bicycle Parking	Needed			Verify long term bicycle parking spaces
	157 Zoning	Needed			Verify pedestrian paths, pedestrian scale lighting, bumpers
	160 Emerg Egress Light	Needed			
	199 Final Building	Needed			
Electrical	Active		12/01/25	03/28/27	
	Inspection	Result	Inspected	Inspector	Comment
	210 Undergrnd/Slab Elec	Needed			
	215 Electrical - Feeder	Needed			
	217 Electrical Service	Needed			
	213 Bonding/Grounding	Needed			
	225 Elec Ceiling Cover	Needed			
	220 Rough Electrical	Needed			
	230 Limited Energy	Needed			
	255 Emergency Generator	Needed			
	299 Final Electrical	Needed			
Fire	Active		12/01/25	03/28/27	
	Inspection	Result	Inspected	Inspector	Comment
	849 Final Fire	Needed			
Mechanical	Active		12/01/25	03/28/27	
	Inspection	Result	Inspected	Inspector	Comment
	410 Underfloor Mechanical	Needed			
	416 Rough Gas Piping	Needed			
	450 Final Gas Piping	Needed			
	420 Rough Mechanical	Needed			
	499 Final Mechanical	Needed			
Plumbing	Active		12/01/25	03/28/27	
	Inspection	Result	Inspected	Inspector	Comment
	402 Sanitary Sewer - Private	Needed			
	403 Storm Sewer - Private	Reviewed	03/05/26	JSHemmele	2- 4" pvc lines stubbed into the northside of the court yard from building. on test. JSH
	403 Storm Sewer - Private	Reviewed	03/06/26	JSHemmele	36' of 8" pvc from private side of manhole running north towards eweb vaults. JSH
	403 Storm Sewer - Private	Reviewed	03/13/26	JSHemmele	2- 4" pvc lines in south building stubbed into court yard. JSH
	403 Storm Sewer - Private	Needed			
	318 Under Floor Plumb	Reviewed	01/16/26	JSHemmele	From MH- 40' of 8" pvc and 80' of 6" pvc running north with y's cut in. test ok (deeps only) ok to cover. JSH
	318 Under Floor Plumb	Reviewed	01/29/26	JSHemmele	East side of building up to 2 bedroom unit except kitchen drains under test. ok to cover. JSH
	318 Under Floor Plumb	Reviewed	02/03/26	JSHemmele	Bike area north to janitors room. on test. ok to cover. JSH
	318 Under Floor Plumb	Reviewed	02/11/26	JSHemmele	North end of building on test. Ok to cover. JSH

318 Under Floor Plumb	Reviewed	02/17/26	JSHemmele	South end of building on test. Ok to cover. cover parking drains to come. JSH
318 Under Floor Plumb	Reviewed	03/02/26	JSHemmele	AD's in parking area on test. Waiting for trap's and drains. ok to cover main lines. JSH
318 Under Floor Plumb	Not Needed	03/05/26	JSHemmele	Needed storm sewer inspection. JSH
320 Rough Plumbing	Cancelled	02/03/26	JSHemmele	Needed underfloor inspection. JSH
320 Rough Plumbing	Needed			
325 Water Service	Reviewed	01/12/26	JSHemmele	21/2" pex with tracer wire stubbed in on the SE corner of building and runs along east side of building towards w 5th ave. about 10' from where vault will be. Test ok. JSH
325 Water Service	Needed			
335 Backflow Device	Needed			
399 Final Plumbing	Needed			
Public Works	Active	12/01/25	03/28/27	
Inspection	Result	Inspected	Inspector	Comment
401 Storm Sewer - Public	Reviewed	03/06/26	JRLaCasse	Use a City of Eugene fitting when connecting into the public manhole. Such as a Kor n seal boot or sanded MH adapter.
750 R/W Excavation	Needed			Connection into ST MH #64646
401 Storm Sewer - Public	Reviewed	03/09/26	JRLaCasse	Connection to Public manhole made via a sanded manhole adapter with tracer wire. Will final this after tracer wire is secured to inside the MH with a non-corrosive fastener.
401 Storm Sewer - Public	Needed			
765 Sidewalk	Needed			Constructing setback sidewalk along both frontages - MLW x8485
799 Final Public Works	Needed			Verify that ADA ramp was not damaged. If damaged it must be repaired prior to CO. MLW x8485

**To request an inspection go to <https://pdd.eugene-or.gov/BuildingPermits/InspectionLogin>.
For more information call 541-682-5283.**

FEES				
Fees	Total Due	Amount Paid	Paid Date	Amount Due
Application	\$0.00	\$0.00		\$0.00
Miscellaneous Admin, State	\$0.00	\$0.00	12/01/25	\$0.00
Building	\$234,858.04	\$234,858.04		\$0.00
Addressing Fee for New Buildings	\$47.90	\$47.90	12/01/25	\$0.00
Building Plan Check per Applicant Value	\$51,143.78	\$51,143.78	12/01/25	\$0.00
Supplemental Plan Review, Bldg	\$230.00	\$230.00	12/01/25	\$0.00
Supplemental Plan Review, Bldg	\$1,926.25	\$1,926.25	12/01/25	\$0.00
Supplemental Plan Review, Bldg	\$92.00	\$92.00	01/30/26	\$0.00
Supplemental Plan Review, Bldg	\$23.00	\$23.00	01/30/26	\$0.00
Supplemental Plan Review, Bldg	\$57.50	\$57.50	03/27/26	\$0.00
Supplemental Plan Check, Str. Eng.	\$287.50	\$287.50	12/01/25	\$0.00
Supplemental Plan Check, Str. Eng.	\$3,881.25	\$3,881.25	12/01/25	\$0.00
Supplemental Plan Check, Str. Eng.	\$3,392.50	\$3,392.50	12/01/25	\$0.00
Supplemental Plan Check, Str. Eng.	\$230.00	\$230.00	12/01/25	\$0.00
Supplemental Plan Check, Str. Eng.	\$57.50	\$57.50	01/30/26	\$0.00

Supplemental Plan Check, Str. Eng.	\$57.50	\$57.50	01/30/26	\$0.00
Supplemental Plan Check, Str. Eng.	\$57.50	\$57.50	01/30/26	\$0.00
Supplemental Plan Check, Str. Eng.	\$115.00	\$115.00	01/30/26	\$0.00
Supplemental Plan Check, Str. Eng.	\$57.50	\$57.50	01/30/26	\$0.00
Supplemental Plan Check, Str. Eng.	\$460.00	\$460.00	01/30/26	\$0.00
Supplemental Plan Check, Str. Eng.	\$57.50	\$57.50	01/30/26	\$0.00
Supplemental Plan Check, Str. Eng.	\$57.50	\$57.50	01/30/26	\$0.00
Supplemental Plan Check, Str. Eng.	\$115.00	\$115.00	03/27/26	\$0.00
Fire/Life Safety Plan Check	\$31,473.10	\$31,473.10	12/01/25	\$0.00
Fire Systems Plan Check Fee - Sprinklers	\$313.10	\$313.10	01/30/26	\$0.00
Fire Systems Plan Check Fee - Sprinklers	\$1,440.58	\$1,440.58	03/27/26	\$0.00
Deferred Submittal Plan Check	\$356.47	\$356.47	01/30/26	\$0.00
Deferred Submittal Plan Check	\$230.00	\$230.00	01/30/26	\$0.00
Building Permit Fee per Bldg Div Value	\$78,682.74	\$78,682.74	12/01/25	\$0.00
Emergency Generator	\$373.75	\$373.75	03/27/26	\$0.00
Erosion, Non-Permitted Site	\$115.00	\$115.00	12/01/25	\$0.00
Fire System Permit Fee - Sprinklers	\$481.69	\$481.69	01/30/26	\$0.00
Fire System Permit Fee - Sprinklers	\$2,216.28	\$2,216.28	03/27/26	\$0.00
Zoning Plan Check	\$35,407.23	\$35,407.23	12/01/25	\$0.00
Supplemental Plan Review, Zoning	\$57.50	\$57.50	12/01/25	\$0.00
Zoning Inspection	\$345.00	\$345.00	12/01/25	\$0.00
State Surcharge, Structural	\$9,697.62	\$9,697.62	12/01/25	\$0.00
State Surcharge, Structural	\$57.80	\$57.80	01/30/26	\$0.00
State Surcharge, Structural	\$310.80	\$310.80	03/27/26	\$0.00
Building Technology Admin Fee, Local	\$4,144.40	\$4,144.40	12/01/25	\$0.00
Building Technology Admin Fee, Local	\$48.33	\$48.33	01/30/26	\$0.00
Building Technology Admin Fee, Local	\$84.06	\$84.06	03/27/26	\$0.00
Building Admin Fee, Local	\$4.31	\$4.31	12/01/25	\$0.00
Building Plan Check Admin	\$4,602.94	\$4,602.94	12/01/25	\$0.00
Building Plan Check Admin	\$0.00	\$0.00		\$0.00
Building Admin Fee, State	\$2,068.66	\$2,068.66	12/01/25	\$0.00
Building Admin Fee, State	\$0.00	\$0.00		\$0.00
Electrical	\$14,230.40	\$14,230.40		\$0.00
Electric Plan Check	\$3,233.53	\$3,233.53	12/01/25	\$0.00
200 amps or less	\$401.70	\$401.70	12/01/25	\$0.00
201 to 400 amps	\$514.50	\$514.50	12/01/25	\$0.00
Over 1000 amps or volts	\$753.00	\$753.00	12/01/25	\$0.00
Branch Circuits w/ Feeder or Service	\$613.05	\$613.05	12/01/25	\$0.00
Wiring Footage, Each Add'l 500 sq ft	\$6,675.90	\$6,675.90	12/01/25	\$0.00
Limited Energy, Multi-Family	\$280.50	\$280.50	12/01/25	\$0.00
Generator Inspection	\$351.00	\$351.00	12/01/25	\$0.00
State Surcharge, Electrical	\$1,150.76	\$1,150.76	12/01/25	\$0.00
Electric Technology Admin Fee, Local	\$256.46	\$256.46	12/01/25	\$0.00
Electric Admin Fee, State	\$0.00	\$0.00	12/01/25	\$0.00
Electric Plan Check Admin	\$0.00	\$0.00	12/01/25	\$0.00
Fire	\$12,097.15	\$12,097.15		\$0.00
Fire Plan Check	\$11,802.45	\$11,802.45	12/01/25	\$0.00
Supplemental Plan Review, Fire	\$57.50	\$57.50	03/27/26	\$0.00
Fire Technology Admin Fee, Local	\$236.05	\$236.05	12/01/25	\$0.00
Fire Technology Admin Fee, Local	\$1.15	\$1.15	03/27/26	\$0.00

Fire Plan Check Admin	\$0.00	\$0.00	12/01/25	\$0.00
Fire Plan Check Admin	\$0.00	\$0.00		\$0.00
Mechanical	\$11,243.29	\$11,243.29		\$0.00
Mechanical Plan Check	\$3,607.11	\$3,607.11	12/01/25	\$0.00
Supplemental Plan Review, Mechanical	\$57.50	\$57.50	12/01/25	\$0.00
Supplemental Plan Review, Mechanical	\$287.50	\$287.50	12/01/25	\$0.00
Mechanical Permit (Applicant Value)	\$5,549.40	\$5,549.40	12/01/25	\$0.00
State Surcharge, Mechanical	\$727.66	\$727.66	12/01/25	\$0.00
Mechanical Technology Admin Fee, Local	\$190.03	\$190.03	12/01/25	\$0.00
Mechanical Admin Fee, State	\$499.45	\$499.45	12/01/25	\$0.00
Mechanical Plan Check Admin	\$324.64	\$324.64	12/01/25	\$0.00
Plumbing	\$32,884.30	\$32,884.30		\$0.00
Plumbing Plan Check	\$7,688.38	\$7,688.38	12/01/25	\$0.00
Plumbing Fixtures	\$21,147.00	\$21,147.00	12/01/25	\$0.00
Sanitary Sewer Footage	\$246.60	\$246.60	12/01/25	\$0.00
Storm Sewer Footage	\$246.60	\$246.60	12/01/25	\$0.00
Water Service Footage	\$212.60	\$212.60	12/01/25	\$0.00
Backflow Prevention	\$57.00	\$57.00	12/01/25	\$0.00
Removal, Abandonment, Cap of Fixture	\$57.00	\$57.00	12/01/25	\$0.00
State Surcharge, Plumbing	\$2,636.02	\$2,636.02	12/01/25	\$0.00
Plumbing Technology Admin Fee, Local	\$593.10	\$593.10	12/01/25	\$0.00
Plumbing Plan Check Admin	\$0.00	\$0.00	12/01/25	\$0.00
Plumbing Admin Fee, State	\$0.00	\$0.00	12/01/25	\$0.00
Public Works	\$3,181.71	\$3,123.06		\$58.65
PW Plan Check, New Commercial	\$1,270.00	\$1,270.00	12/01/25	\$0.00
Supplemental Plan Review, Public Works	\$1,092.50	\$1,092.50	12/01/25	\$0.00
Supplemental Plan Review, Public Works	\$57.50	\$0.00		\$57.50
Sidewalk, New Construction	\$456.32	\$456.32	12/01/25	\$0.00
R-O-W Excavation (w/o pavement cuts)	\$243.00	\$243.00	12/01/25	\$0.00
PW Technology Admin Fee, Local	\$61.24	\$61.24	12/01/25	\$0.00
PW Technology Admin Fee, Local	\$1.15	\$0.00		\$1.15
PW Plan Check Admin	\$0.00	\$0.00	12/01/25	\$0.00
PW Plan Check Admin	\$0.00	\$0.00		\$0.00
SDC	\$724,200.81	\$724,200.81		\$0.00
Total All Fees	\$1,032,695.70	\$1,032,637.05		\$58.65

System Development Charges By System

SDC Fees	Total Due	Amount Paid	Paid Date	Amount Due
City SDC Admin	\$30,000.00	\$30,000.00		\$0.00
SDC City Admin	\$30,000.00	\$30,000.00	12/01/25	\$0.00
City Wastewater	\$72,949.17	\$72,949.17		\$0.00
RDU rate for calculation of local WW	\$65,636.40	\$65,636.40	12/01/25	\$0.00
RDU rate for calculation of local WW	(\$1,640.91)	(\$1,640.91)	12/01/25	\$0.00
Cost per SQFT local WWater living area	\$9,303.88	\$9,303.88	12/01/25	\$0.00
Cost per SQFT local WWater living area	(\$350.20)	(\$350.20)	12/01/25	\$0.00
Metropolitan Wastewater	\$198,716.20	\$198,716.20		\$0.00
Single Family / Duplex	(\$5,970.01)	(\$5,970.01)	12/01/25	\$0.00
Other Residential - Multi Family	\$204,686.21	\$204,686.21	12/01/25	\$0.00
Parks	\$394,194.23	\$394,194.23		\$0.00
Parks Single Family 800 sq ft or less	(\$3,645.42)	(\$3,645.42)	12/01/25	\$0.00

Parks Multi-family 0 bedrooms	\$206,113.05	\$206,113.05	12/01/25	\$0.00
Parks Multi-family 1 bedroom	\$143,109.68	\$143,109.68	12/01/25	\$0.00
Parks Multi-family 2+ br w/in 1/4 mile	\$56,719.74	\$56,719.74	12/01/25	\$0.00
Parks Multi-family 2+ br w/in 1/4 mile	(\$8,102.82)	(\$8,102.82)	12/01/25	\$0.00
SDC Stormwater	\$0.00	\$0.00		\$0.00
Impervious surface area	\$4,855.58	\$4,855.58	12/01/25	\$0.00
Impervious surface area	(\$4,855.58)	(\$4,855.58)	12/01/25	\$0.00
Transportation	\$28,341.21	\$28,341.21		\$0.00
Trans Proximity 1/4 Mile	(\$20,751.39)	(\$20,751.39)	12/01/25	\$0.00
Transportation Other credit	(\$1.00)	(\$1.00)	12/01/25	\$0.00
Transportation Low Income Program Credit	(\$142,477.00)	(\$142,477.00)	12/01/25	\$0.00
Miscellaneous (Transportation)	\$207,513.91	\$207,513.91	12/01/25	\$0.00
Miscellaneous (Transportation)	(\$15,943.31)	(\$15,943.31)	12/01/25	\$0.00
Total All SDC Fees	\$724,200.81	\$724,200.81		\$0.00